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9 Attorneys for Debtor and Debtor in Possess

6 | Attorneys for Debtor and Debtor in Possession

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UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION

10 || In re

Case No. 8:22-bk-12142-SC

11 | 2nd CHANCE INVESTMENT GROUP, LLC,

Chapter 11

12 Debtor and Debtor-in-Possession.

**DEBTOR'S REPORT OF SALE OF REAL
PROPERTY OF THE ESTATE PURSUANT
TO FEDERAL RULE OF BANKRUPTCY
PROCEDURE 6004(f)(1) AND LOCAL
BANKRUPTCY RULE 6004-1(g)**

**[1016 Portal Avenue, Bakersfield,
California 93308]**

17 TO THE HONORABLE SCOTT C. CLARKSON, UNITED STATES BANKRUPTCY

18 COURT JUDGE, OFFICE OF THE UNITED STATES TRUSTEE, AND ALL

19 | INTERESTED PARTIES:

20 PLEASE TAKE NOTICE that pursuant to Local Bankruptcy Rule 6004-1(g) and
21 Federal Rules of Bankruptcy Procedure Rule 6004(f)(1), 2ND Chance Investment Group,
22 LLC, hereby reports that the sale of real property located at 1016 Portal Avenue,
23 Bakersfield, California 93308, has closed in accordance with the terms of the Order
24 entered on December 13, 2023 [Dkt No. 338]. A true and correct copy of the Escrow
25 closing statement is attached hereto as **Exhibit 1**.

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1 Dated: January 4, 2024,

FINANCIAL RELIEF LAW CENTER, APC

2 By: Andy C. Warshaw

3 ANDY C. WARSHAW
4 RICH STURDEVANT
5 Attorneys for 2nd Chance
6 Investment Group, LLC

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Exhibit 1

15250 Ventura Blvd, Suite 715
Sherman Oaks, CA 91403



Phone: (310) 550-6055
Fax: (310) 550-6130

SELLER'S FINAL SETTLEMENT STATEMENT

PROPERTY:	1016 Portal Ave. Bakersfield, CA 93308	DATE:	December 28, 2023
SELLER:	2nd Chance Investment Group, LLC	CLOSING DATE:	December 28, 2023
		ESCROW NO.:	105744-AA

FINANCIAL CONSIDERATION	DEBITS	CREDITS
Total Consideration		236,000.00

PAYOUT CHARGES - CA TD Specialists

[Total Payoff \$160,487.22]

Principal Balance	127,833.53
Interest on Principal Balance from 08/01/2022 to 12/29/2023	23,882.10
Total Charges & Advances	5,165.86
Total Interest on Advances	107.02
Total Foreclosure Fees and Costs	1,966.77
Accrued Late Charges	1,531.94

PRORATIONS/ADJUSTMENTS

1st 1/2 Taxes 2023-24 at \$1,849.77/semi-annually from 12/28/2023 to 01/01/2024	30.83
1st 1/2 Suppl Taxes 2023-24 at \$321.65/semi-annually from 12/28/2023 to 01/01/2024	5.36

COMMISSION CHARGES

Coldwell Banker	3,540.00
St. Clair Realty	7,080.00
ReMax Golden Empire	3,540.00

OTHER DEBITS/CREDITS

MyNHD, Inc. for NHD Disclosure Report	74.95
Notary IQ, LLC Notary for notary service Invoice #150-2355106-06	150.00

TITLE/TAXES/RECORDING CHARGES - Orange Coast Title

Company

Title - Owner's Title Insurance	870.00
Title - Messenger Fee	39.88
Title - BK Work Fee	500.00
Title - BK Underwriting Risk Fee	750.00
Title - Sub Escrow Fee	62.50
Title - Overnight Payoff delivery fee	15.00
Recording Court Order Approving Sale	28.00
Transfer Tax - County to Kern County	259.60
Defaulted Taxes 2022-23 good to January 2024	3,284.50
1st 1/2 Taxes 2023-2024 + Late Fee to Kern County Tax Collector	2,034.74
1st 1/2 Supplemental Taxes 2023-24 + Late Fee	353.81

ESCROW CHARGES - A & A Escrow Services, Inc.

Title - Escrow Fee	1,000.00
Title - 1099 Processing Fee	75.00

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	DEBITS	CREDITS
Title - Drawing Documentation Fee	75.00	
Title - Wire Fee	50.00	
Title - Messenger/FedEx Fees	50.00	
Title - File Archive Fee* to Archive It!	50.00	
Net Proceeds	51,665.99	
TOTAL	\$ 236,036.19	\$ 236,036.19

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES